

MINUTES OF ADJOURNED REGULAR MEETINGS OF THE
CITY COUNCIL AND REDEVELOPMENT AGENCY
OF THE CITY OF CHULA VISTA

JUNE 26, 2002

1:00 P.M.

Adjourned Regular Meetings of the City Council and the Redevelopment Agency of the City of Chula Vista were called to order at 1:12 p.m. at the offices of the Board of Port Commissioners, 3165 Pacific Highway, San Diego, California.

ROLL CALL:

PRESENT: Agency/Councilmembers: Davis, Padilla, Rindone, Salas, and Chair/ Mayor Horton (Councilmember Salas arrived at 1:25 p.m., and Councilmember Rindone arrived at 2:35 p.m. Both had previously informed the Council that they would arrive late due to business commitments.)

ABSENT: Councilmembers: None

ALSO PRESENT: City Manager Rowlands, and Assistant City Attorney Googins

1. Workshop with the Board of Port Commissioners regarding the Chula Vista Bayfront Master Plan

The purpose of the workshop was to present and provide direction to staff on issues related to land use planning, redevelopment projects, and the potential for siting a replacement generation plant or desalinization plant on the Chula Vista bayfront. The following presentations were made:

- A. Introduction by Community Development Director Salomone and the Director of Land Use Development, Ralph Hicks.
- B. Overview of Chula Vista tidelands by the Assistant Director of Real Estate Development for the Port District, Jim Barwick.
- C. Overview of Chula Vista Bayfront Village development (mid-bayfront) by the Architect for Pacifica Companies, Gordon Carrier, of Carrier and Johnson.
- D. Discussion of the planning process by the Director of Land Use Development, Ralph Hicks.
- E. Discussion of the replacement generation plant by the Director of Recreation and Environmental Services, David Merk.
- F. Overview and fiscal summary of the power plant/desalinization facility by Community Development Director Salomone.
- G. Port & City staff recommendations by Community Development Director Salomone and the Director of Land Use Development, Ralph Hicks.

WORKSHOP (Continued)

Following the above presentations and comments and questions from Agency/Councilmembers, Chair/Mayor Horton, and Port Commissioners, Port Commissioner Cushman opened the meeting for public comment.

Laura Hunter, representing the Environmental Health Coalition, expressed concerns about the environmental impacts of the proposed power plant and desalinization plant.

Jim Pew, representing the Audubon Society, expressed environmental concerns about the mid-bayfront project, the power plant, and the desalinization plant.

Mark Seedall, representing Duke Energy, defended Duke's environmental practices at Morro Bay and Moss Landing and indicated that the company is still looking at off-site alternatives.

Mike McDade, lawyer for Poseidon Resources, commented on the Poseidon's proposed desalinization plant.

ACTION: Following discussion and a unanimously approved motion by the Port Commissioners, Agency/Councilmember Davis moved to (1) direct the staffs of Chula Vista and the Port to begin a master planning effort that will include substantial public participation to bring back development and public benefit concepts to the City of Chula Vista and the Port, prior to the start of environmental review, with a range of funding options; (2) direct the staffs of Chula Vista and the Port to investigate the feasibility of a replacement power plant and switchyard on the southern portion of the existing site; (3) direct the staffs of Chula Vista and the Port to investigate the feasibility of co-locating a desalinization plant with a new replacement power plant; and (4) direct Chula Vista and Port staff to investigate a means to expedite the construction of H Street and the demolition and remediation of the BF Goodrich south campus property. Deputy Chair/Mayor Padilla seconded the motion, and it carried 5-0, with Agency/Councilmember Rindone noting for the record that, although he had arrived late to the meeting, he had reviewed the materials in depth, was familiar with the matter, and was, therefore, qualified to vote.

ADJOURNMENT

Chair/Mayor Horton adjourned the meeting at 2:50 p.m. to the Regular Meeting of the City Council and the Adjourned Regular Meetings of the City Council and Redevelopment Agency on July 9, 2002, at 6:00 p.m. in the Council Chambers.

Susan Bigelow, CMC, City Clerk
for Glen Googins, Deputy City Clerk